



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 470158

SCH No. N/A

SUBJECT: **Pacific Village:** The project proposes a TENTATIVE MAP (TM), PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP) and NEIGHBORHOOD USE PERMIT to redevelop a 41.45-acre site with 324 units of for-sale and 277 for-rent apartments for a total of 601 dwelling units. The existing 332 apartment units at the site, known as Peñasquitos Village, would be demolished. Recreation opportunities, including a club/leasing center, pools, spas, tennis courts, and landscaping would be included throughout the project site and maintained through a homeowner's association (HOA). A Class II bike lane along Carmel Mountain Road is included as part of the proposed project between Cuca Street/Caminata Deluz and Caminata Soleado along the western edge of the project. A six-foot to 12-foot block wall is proposed along the eastern edge of the project, adjacent to Interstate 15 (I-15). Additionally, the project would construct various site improvements including associated landscape, hardscape, retaining walls, infrastructure (e.g. water, sewer), and access. The project is located in the Rancho Peñasquitos Community Planning Area and is designated Medium-Density Residential (10-22 dwelling units per developable acre) and zoned RM-1-1 (Residential - Multiple Unit). The site is located within the (LEGAL DESCRIPTION: Lot 1 of Penasquitos Village in the City of San Diego, County of San Diego, State of California According to Map No. 6126). Applicant: Andrew Han, Lennar Homes of California, Inc.

UPDATE: **July 5, 2017.** Revisions and/or minor corrections have been made to this document when compared to the draft Mitigated Negative Declaration. More specifically, typographical errors and clarifications were made to the final environmental document. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or

conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~striketrough~~ and/or underline format.

UPDATE: May 9, 2017. The draft Mitigated Negative Declaration (MND) was originally circulated for public review April 7, 2017 to April 27, 2017. At the end of the 20-day review period, it was determined that various interested parties had been inadvertently excluded from the distribution of the draft Mitigated Negative Declaration. Therefore, the environmental document is being redistributed for a 20-day public review period.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Paleontological Resources**, and **Transportation/Traffic**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading, or Building, or beginning any construction-related activity on site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent, and the following consultants: ***Qualified Paleontological Monitor***

Note: Failure of all responsible Permit Holder’s representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) No. 470158 and /or Environmental Document No. 470158, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency. ***Not Applicable***

4. MONITORING EXHIBITS: All consultants are required to submit to RE and MMC a monitoring exhibit on a 11x17-inch reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the

names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum or other institution, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for**

notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, Occupational Safety and Health Administration safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.

- a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 a.m. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area;

that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative) within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRANSPORTATION/TRAFFIC

TRA-1 Carmel Mountain Road/Gerana Street/Future Access B: Prior to the issuance of occupancy permits, Access B shall be realigned from its current location to the Carmel Mountain Road/Gerana Street intersection and a traffic signal shall be installed. One 18-foot approach lane shall exit the site with one 18-foot lane entering. Entering the site, the existing southbound left-turn pocket shall be extended to a length of 250 feet with a 120-foot transition. The realignment shall also reduce the amount of U-turns along this corridor by accommodating full turn movements and eliminating an existing right-turn in/right-turn out only driveway and the additional amount of U-turn trips that would otherwise use this intersection. This driveway shall primarily serve the triplex and townhome units.

~~The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.~~

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

CITY OF SAN DIEGO

Mayor's Office

Councilmember Kersey, District 5

City Attorney (93C)

Development Services Department

EAS- Morgan Dresser

Engineering Review- Jack Canning

Geology- Jacobe Washburn

Landscape- Vanessa Kohakura

Planning- Joseph Stanco

Transportation- Karen Islas

Planning Department

Long Range- Michael Prinz

Public Utilities Department

Water and Sewer Division- Jay Purdy

Central Library (81A)

Rancho Penasquitos Branch Library (81 BB)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS

San Diego Natural History Museum (166)

Historical Resources Board (87)

South Coastal Information Center (210)

San Diego History Center (211)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

San Diego County Archaeological Society, Inc. (218)

CA Department of Parks and Recreation San Diego Coast District (378)

Torrey Pines Association (379)

Rancho Del Los Penasquitos Planning Board (380)

Gary Akin (381)

Friends of Los Penasquitos Canyon Preserve, Inc. (382)

Rancho Penasquitos Town Council (383)

Los Penasquitos Lagoon Foundation (384)

Los Penasquitos Canyon Preserve Citizens (385)

Debby Knight (386)

Frank Landis (387)

Mary Ann Fortin

Melinda Vasquez

Spring Moon Williams

MJ

Eileen Lydia Hawkins

Jose B. Zara

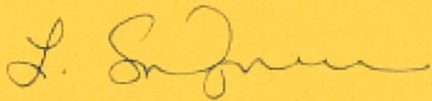
Ilona

Ginger V.
Debra Askeland
Babak Sehari
Jeanine Politte
Sean Rawson
Father Anthony Sarakoi
Chih Chow
Stephen Russell
Andrew Han

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- (X) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.



E. Shearer-Nguyen, Senior Planner
Development Services Department

May 9, 2017

Date of Draft Report

July 5, 2017

Date of Final Report

Analyst: M. Dresser

Attachments: Initial Study Checklist
Figure 1- Location Map
Figure 2- Site Plan

COMMENTS

RESPONSES

From: Darlene Simmons <dgs5188@gmail.com>

Sent: Tuesday, May 09, 2017 11:35 PM

To: DSD EAS

Subject: Mitigated Negative Declaration (MND) for the Pacific Village Project.

I wish to go on record that I do not support the Pacific Village Project. The NE area of Penasquitos is a fairly high density area, with few resources (e.g. no local library, no local parks & recreation, small public park that is shared with Rolling Hills Elementary, etc). When homes were originally built in the '70's, the residential area of Pacific Village Project was deemed "low income" housing. The proposal for Pacific Village does not satisfy much needed low-income housing in San Diego, but actually wipes out such benefits for low-income families in North County. It also significantly increases traffic with higher density in NE PQ, yet adds no additional park space, walking trails, shopping, or other value added services, or emergency services in the NE area of PQ.

The proposal for the Pacific Village Project, if approved, would negatively impact the value of home prices, increase traffic, create safety issues as shown in previous major fire threats. Ultimately, while the Pacific Village Project may increase revenue to the city by way of taxes, it harms our NE PQ community. Please do not approve this project, please do not let it go forward.

Darlene Simmons

Owner of two homes in the NE PQ area for 30+ years.

A-1 Comment noted. The proposed project includes 28 income-restricted units. Furthermore, the project would also comply with Land Development Code § 142.1304, Inclusionary Affordable Housing Fee, which requires all development projects, with the exception of condominium conversion developments, to pay an inclusionary affordable housing fee on or before the issuance of the first residential building permit as a condition of the permit.

A-2 Regarding traffic, Section XVI, *Transportation and Traffic*, of the draft Mitigated Negative Declaration identified that the project would result in a less than significant impact with mitigation to the intersection of Carmel Mountain Road/Gerana Street/Access B. No other impacts were identified.

As identified in the draft Mitigated Negative Declaration, the project is consistent with the land use designation of the community plan as well as the zone. Regarding park space and walking trails, as identified in the draft MND, the project is consistent with the land use designation of the community plan and the prescribed density identified. The adopted community plan allows for residential development at the project site at the proposed density. As the proposed project is within the prescribed density identified within the community plan, the project did not necessitate additional parkland requirements. Additionally, the project would be required to pay Development Impact Fees, to be paid at the time of building permit issuance that would provide for public facilities required to support the population of the community at build-out.

Also, as described in Section XIV, *Public Services*, of the draft Mitigated Negative Declaration, determined that the project site is located in an urbanized developed area where public services are provided. Therefore, it was determined that the project would result in a less than significant impact to public services and facilities. Additionally, the project would be required to pay Development Impact Fees, to be paid at the time of building permit issuance that would provide for public facilities required to support the population of the community at build-out.

A-3 Pursuant to CEQA Guidelines Section 15064(e) and 15131, economic changes do not need to be addressed unless the change would result in a significant physical environmental impact. Regarding traffic, please see response A-2. Regarding fire safety issues, Section VIII, *Hazards and Hazardous Materials*, of the draft Mitigated Negative Declaration identified that the site is within an urbanized and developed area and

COMMENTS

RESPONSES

A-3 cont.	is not located adjacent to wildlands or an area where residences are intermixed with wildlands, therefore impacts were determined to be less than significant. Also, Mitigated Negative Declaration Section XIV, <i>Public Services</i> , identified that impacts on fire protection services would be less than significant as the project would not result in the need for new facilities which could result in physical changes to the environment. Comment noted.
--------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Hilary Haskell
Environmental Specialist
8315 Century Park Court, CP21E
San Diego, CA 92123
(T) 858-654-1239
Email: hhaskell@semprautilities.com

May 31, 2017

Morgan Dresser, Environmental Planner
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Subject: Pacific Village (Project No. 470158/SCH No. N/A) Public Notice of a Draft
Mitigated Negative Declaration - San Diego Gas & Electric Comments

Dear Ms. Dresser:

San Diego Gas & Electric Company (SDG&E) appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the Pacific Village Project (Proposed Project). SDG&E is a utility regulated by the California Public Utilities Commission (CPUC) that provides electric service to customers throughout San Diego and southern Orange counties and gas service to customers throughout San Diego County. The CPUC mandates that SDG&E maintain its utility infrastructure and easements, including SDG&E's gas transmission line easement located within the Proposed Project site. The public notice for the Proposed Project provides a tentative map (TM), Planned Development Permit (PDP), Site Development Permit (SDP), and Neighborhood Use Permit to redevelop a 41.45-acre site (Project Site) with 324 units for-sale and 277 for-rent apartments, for a total of 601 dwelling units. The existing 33 apartment units at the Project Site, Peñasquitos Village, would be demolished as a result of the Proposed Project.

SDG&E's interest in the Proposed Project concerns the potential impact of the Proposed Project on SDG&E's natural gas transmission line (Line 1600) that passes through the Project Site, pursuant to an easement for gas transmission and distribution, Right-of-Way #22014 recorded on June 8, 1949 in Book 3221 at page 10. SDG&E must maintain all of its easement rights to allow for continued safe operations and maintenance of existing and future natural gas infrastructure within the easement. This gas transmission line crosses the westerly portion of the Project Site.

In order to adequately address any potential impacts to the gas transmission line and SDG&E's access rights to the line under the easement, SDG&E requests that, at a minimum, the Utilities and Service Systems section of the Final MND describe in detail the existing gas transmission line and easement, and discuss any potential impacts to these facilities as a result of the Proposed Project. It should also be noted that SDG&E and Southern California Gas Company (SoCalGas)

B-1 The comment that the project site includes a gas transmission line that crosses the westerly portion of the project site is noted and reflected on sheet 4 (Topographic Map/ Demo Plan/Lots and Easements), 7 (Grading and Drainage Plan), and 10 (Site Plan). The project would maintain the existing 20 foot gas transmission line easement and the associated 15-foot construction setback easement. No structures would be constructed within the easements.

B-2 The final Mitigated Negative Declaration has been revised to describe the existing SDG&E gas transmission line easement and 15 foot construction setback easement. More specifically, the following sections have been revised: Description of the Project, Surrounding Land Uses and Setting, Section X. Land Use and Planning, and Section XIX. Mandatory Findings of Significance. The revisions made to the final

COMMENTS

RESPONSES

B-2 document do not affect the environmental analysis or conclusions of the
cont. Mitigated Negative Declaration, nor necessitate the need to recirculate
the environmental document.

B-3 Comment noted.

COMMENTS

RESPONSES

May 31, 2017
City of San Diego
Page 2

B-3 cont. have a pending application before the CPUC for the Pipeline Safety & Reliability Project (PSRP) that proposes to lower the operating pressure of Line 1600 from a transmission function to distribution function.¹ The Proposed Project's developer will need to site their improvements to avoid impacts to the gas transmission line easement. An access road must be maintained over Line 1600; landscaping would only be allowed outside the access road. During construction, SDG&E requires 24/7 access to Line 1600. Further, in the interest of safety, the gas transmission line easement must be fenced off and left clear and undisturbed during construction. No construction-related activities are allowed to occur within the easement, including, but not limited to, excavation, grading, or boring. In addition, driving over the easement or using the easement surface for material storage is prohibited. Any development done to the Project Site that causes conflicts with the gas transmission line or the easement will need to be mitigated at the Proposed Project's developer's expense, including any relocations necessary to allow development.

Additionally, SDG&E provides the following information for your consideration in the Proposed Project design phase and proposed MND:

- Grading without SDG&E's prior and express written permission is not permitted within SDG&E transmission easements as grading interferes with SDG&E's use of its facilities. In addition, this easement prohibits the construction of any building within 15 feet of SDG&E's facilities. SDG&E will avail itself of all available legal rights and remedies to stop unpermitted activities on this easement and restore the right of way to its original condition at the project developer's expense.
- If SDG&E agrees to grant the developer its approval to allow grading or any encroachments within the easement, such permission will be provided through a "Permission to Grade Letter" along with a "Joint Use Agreement", "Consent Agreement" or a "Right of Way Use Agreement" depending on the type of encroachment.
- Changes in grade on the easement or affecting the easement area must not direct drainage in a manner that increases the potential for erosion around SDG&E facilities.
- Clearances for gas facilities must be maintained per CPUC General Order 112F and SDG&E's Gas Standards.
- The project developer must submit grading plans and site development plans (and geotechnical reports if applicable), signed and dated, for SDG&E's review, prior to any construction taking place on the easement or within SDG&E's access areas. All SDG&E facilities, existing structures, structure numbers, existing anchors, right of way boundaries, document recording information and existing and proposed access roads must be shown on the submitted plans.

B-4 i. The project does not propose any improvements within the SDG&E 20-foot gas transmission line easement, nor the 15-foot setback construction easement. A condition has been added to the permit that would ensure that SDG&E maintains access seven days a week/24 hours a day. The condition further restricts any construction related activities to occur within either the 20-foot gas transmission line easement or the 15-foot construction setback easement. Comment noted.

The project would not relocate the easement and would protect the easement in place. Construction and development would not occur within the existing SDG&E 20 foot easement, nor the 15 foot setback.

ii. The project applicant would coordinate with SDGE will have additional discussions with SDG&E regarding construction activities relative to the easement. As a condition of approval by the City of San Diego, prior to the issuance of any construction permits, the Owner/Permittee shall obtain approvals from SDG&E for work within utility easements, including the SDG&E 16-inch gas easement in Lots 1 and 2.

iii. See response B-1. No impacts would occur.

B-5 Comment noted. A condition has been added to the permit that requires the applicant to provide the City with documentation showing approvals obtained from SDG&E prior to commencement of any construction within SDG&E's facilities.

¹ Further information regarding PSRP and how it relates to the Proposed Project may be obtained by visiting: <https://www.sdge.com/key-initiatives/pipeline-project> and/or contacting the project hotline: 1-800-411-7343.

COMMENTS

RESPONSES

May 31, 2017
City of San Diego
Page 3

- Any temporary or permanent relocation of facilities or placement of facilities underground and/or associated temporary outages shall be completed at the sole cost of the project developer.
- SDG&E will not authorize use of its rights-of-way for trail or walking purposes by HOAs or private individuals.
- Current and future landscaping, revegetation and/or habitat enhancement plans for the project must not inhibit SDG&E's access to any of its facilities within the easement for any purpose, including, but not limited to, construction, upgrading, repair, operation or maintenance. All project mitigation measures must be placed outside of the right of way, access roads, and maintenance pads.

SDG&E appreciates the opportunity to comment on this Draft MND and request the opportunity to work with you and the developer during the preparation of the Final MND to address any potential conflicts with our existing gas and electric easements and facilities. If you have any questions, feel free to contact Rich Quasarano at [858-654-8211](tel:858-654-8211)/rquasarano@semprautilities.com or me at [858-654-1239](tel:858-654-1239)/hhaskell@semprautilities.com.

Sincerely,


Hilary Haskell
Environmental Specialist

Cc: Edalia Olivo-Gomez, Team Lead-Land Planning
Norm Kohls, PE, Manager of Pipeline Safety & Reliability Project
Rich Quasarano, AICP, Principal Environmental Specialist

**San Diego County Archaeological Society, Inc.**

Environmental Review Committee

13 April 2017

To: Ms. Morgan Dresser
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Pacific Village
Project No. 470158

Dear Ms. Dresser:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND and its initial study, we agree that the demolition of the existing structures on the property would not constitute a significant impact to cultural resources. We also agree that, due to the previous development of the property, no significant impacts to archaeological resources are likely to result. Consequently, no mitigation is necessary for either built environment or archaeological resources.

Thank you for the opportunity to review and comment upon this project's DMND.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

C-1 Comment noted.

COMMENTS

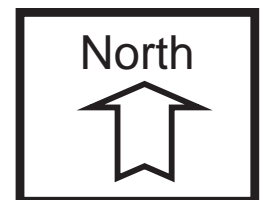
RESPONSES

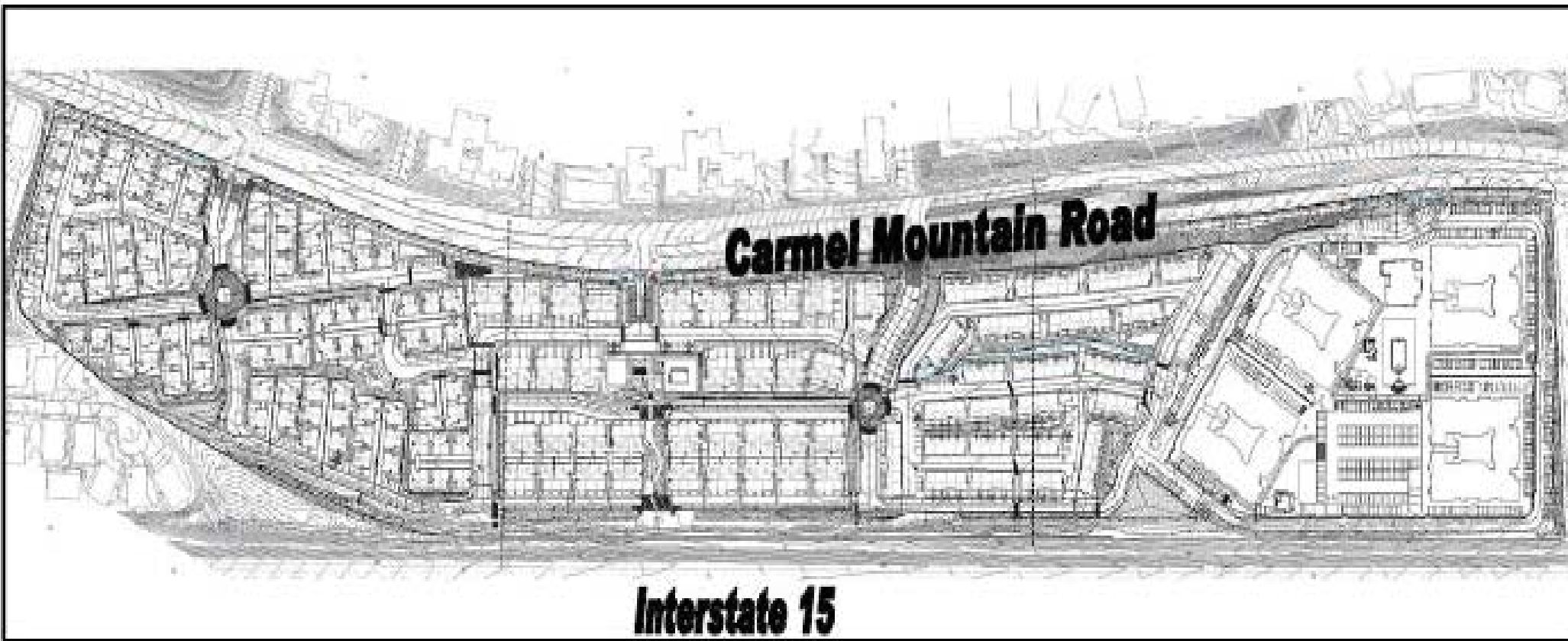
This page intentionally left blank.



Project Location Map

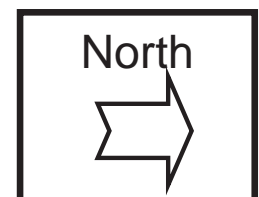
Pacific Village– 10995 Carmel Mountain Road
PROJECT NO. 470158





Site Plan

Pacific Village– 10995 Carmel Mountain Road
PROJECT NO. 470158



INITIAL STUDY CHECKLIST

1. Project title/Project number: Pacific Village/ 470158
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Morgan Dresser/ (619) 446-5404
4. Project location: West of Interstate 15 and north of State Route 56, adjacent and east of Carmel Mountain Road in the City of San Diego
5. Project applicant/sponsor's name and address: Andrew Han, Lennar Homes of California, 25 Enterprise, Suite 400, Aliso Viejo, CA 92656
6. General Plan designation: Residential
7. Zoning: RM-1-1
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A TENTATIVE MAP (TM) to create four lots, EASEMENT VACATION to vacate a drainage and sewer easement, PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), and a NEIGHBORHOOD USE PERMIT (NUP) is being requested to redevelop a 41.45-acre site with 324 units of for-sale and 277 for-rent apartments for a total of 601 dwelling units. Also, approvals from San Diego Gas and Electric (SDG&E) will be required for work within utility easements located within the project boundaries, including a 16-inch gas easement, located in proposed Lots 1 and 2. The existing 332 apartment units at the site, known as Peñasquitos Village, would be demolished. Recreation opportunities, including a club/leasing center, pools, spas, tennis courts, and landscaping would be included throughout the project site and maintained through a homeowner's association (HOA). A Class II bike lane along Carmel Mountain Road is included as part of the proposed project between Cuca Street/Caminata Deluz and Caminata Soleado along the western edge of the project. A six-foot to 12-foot block wall is proposed along the eastern edge of the project, adjacent to Interstate 15 (I-15).

A breakdown of the proposed project components is provided below in Table 1. As shown, the for-sale units would include 99 single-family cluster homes, 105 multi-family triplex units, and 120 townhomes, totaling approximately 762,384 gross square feet (SF). Three types of single-family cluster homes and multi-family triplex units are proposed to be two stories and would be 32 and 27 feet in height, respectively. Four types of three-story townhomes are proposed at 36 feet in height. Cluster homes are proposed at the southern end of the project situated around private alleys, and would include small groups of homes between 2,231 and 2,461 gross SF (including garages). Multi-family triplex units are proposed just north of the cluster homes along private driveways, and would include three units per building, ranging in size between 2,123 and 2,555 gross SF (including garages). The proposed townhomes would be

located just north of the triplex units and south of the apartment homes. Townhomes would include units ranging in size between 2,145 and 2,718 gross SF (including garages) and access would be provided by internal private driveways. Each of the 324 for-sale units would include stucco siding and tile roofing and a two-car garage would be included at the front of each unit.

Several common open space recreation areas are proposed within each of the for-sale components. Recreation areas would include a variety of turf areas with benches and shade trees, decomposed granite dog runs with perimeter fencing, and play equipment. A community pool and gathering space would be located near the center of the project site and would include turf play areas, outdoor furniture, a gas grill, a pool and spa, shade structures, and a pool house. Pedestrian crossings would include enhanced paving applications and a meandering decomposed granite trail would occur along the eastern edge of the project site. Private garages would be accessed internally for each single-family, multi-family, and townhome unit.

The for-rent component, called "E-Urban," would include 277 apartment homes in four three-story buildings 39 feet in height for a total of approximately 348,270 gross SF. Of the 277 apartment units, 28 would be income-restricted units. The E-Urban buildings would feature internal corridors and would be wrapped around small courtyards. Apartment homes would be configured with both stacked flats and with living spaces over garages. Common open spaces to serve the for-rent portion of the proposed project would include outdoor lounge areas with gas fire pits, tot lots, and decomposed granite dog runs with perimeter fencing. A community pool and gathering space similar to the space described above for the for-sale portion of the project is proposed to serve the for-rent units, along with a 10, 500-SF community recreation center/ clubhouse. The 277 for-rent units would be housed in structures with stucco siding and tile roofing. Parking for the apartment homes would be provided off of private driveways with surface parking spaces and a parking structure.

Table 1 PROPOSED PROJECT COMPONENTS					
Component	Size (square feet)	Dwelling Units	Height/ Stories	Parking Spaces	
				Garage	Surface
For-Sale					
Single-Family Cluster Homes	236,214	99	32'/2	198	114
Multi-Family Triplex Unit	239,680	105	27'/2	210	90
Townhomes	286,490	120	36'/3	240	60
Subtotal	762,384	324	-	648	264
For-Rent					
Apartment Homes	348,270	277	39'/3	226	306
Other					
Community Recreation Center	10,500	-	36.67'/2	-	
Maintenance Building	2,406	-	29.67'/2	-	
Storage Building	5,400	-	25.17'/2	-	
Parking Structure (226 spaces)	82,800	-	25.17'/2	-	
TOTAL	1,211,760	601	-	874	570

Source: Latitude 33 Planning and Engineering, September 2016, and Humphreys & Partners Architects, LLP, January 2017.

Access to the project site would remain at four locations along Carmel Mountain Road, including at Caminata Duoro, Caminata Soleado, Caminata Ebro, and Caminata Deluz. Parking for the project would include a total of 1,444 off-street spaces, including 912 spaces for the for-sale units and 532 spaces for the apartments. Of these spaces, 874 would be within garages on site (including 226 spaces within a parking structure for the for-rent units), and the remaining 570 spaces are proposed as surface spaces. In addition, 60 motorcycle spaces and 134 bicycle spaces would be included on site. Utility services would be provided through construction of new pipelines/extensions from existing utility infrastructure within surrounding roadways and existing on-site utilities would be removed. Grading would be balanced on site.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The Pacific Village project is located in the City of San Diego in the Rancho Peñasquitos Community Planning Area and is designated Medium-Density Residential (10-22 dwelling units per developable acre) within the Rancho Peñasquitos Community Plan and zoned RM-1-1 (Residential-Multiple Unit). The project site is generally bounded by I-15, State Route (SR-) 56, and Carmel Mountain Road. It is currently developed with an existing multi-family residential development, consisting of 332 single-story "Garden Apartment" structures, non-residential structures associated with the residential use, and light to heavy landscaping, including large mature trees. A 16-inch gas SDG&E easement occurs within proposed Lots 1 and 2.

Surrounding land uses include commercial/retail uses and residential tract housing to the north, multi-family residential uses to the west, undeveloped land to the south and west, single-family residential uses to the south, SR-56 to the south, and I-15 to the east. The primary access to the property is from Carmel Mountain Road, located west of the property. The site is characterized by moderate slopes and terraces descending to the east, with elevations on site ranging from approximately 575 feet above mean sea level (AMSL) to 640 feet AMSL.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

None required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

A Two Native American Tribes traditionally and culturally affiliated with the project area have requested consultation with the City of San Diego pursuant to Public Resources Code section 21082.3 (c). The City is in consultation with these tribes. Based on the consultation, it was determined that no further evaluation and/or documentation is required. The project site is located on the City of San Diego's Historical Resources Sensitivity map. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was conducted and reviewed by qualified archaeological City staff to determine presence or absence of potential resources within the project site. No recorded archaeological sites were located within or adjacent to the project site. Further, the majority of the project site is on a slope over 25 percent grade, and the small flat portion of the project site that would be developed has been previously disturbed as indicated in the biological report and geotechnical studies. No additional archaeological evaluation or mitigation was recommended by archaeological City staff. Therefore, it was determined that there is no potential to impact any unique or non-unique historical resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Tribal Cultural Resources |
| | | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (to be completed by Lead Agency)

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously

prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project site is located adjacent to the west side of I-15, immediately north of the intersection of I-15 and SR-56 in Rancho Peñasquitos. While there are no designated scenic vistas or viewpoints identified in the Rancho Peñasquitos Community Plan, Black Mountain Open Space Park occurs just west of the proposed project site and provides scenic value from surrounding areas. Views from Black Mountain Open Space of the surrounding area, including the project site, are available along recreational trails that are open to the public. Other public areas near the proposed project site include Carmel Mountain Ranch Community Park, located north and east of the intersection of I-15 and SR-56; however, views of the proposed project site are unavailable due to intervening topography and mature trees.

Western-facing views of Black Mountain and the surrounding open space areas from the project site are partially available and are hindered by intervening topography, development, and vegetation, including mature trees along Carmel Mountain Road. In the vicinity of the proposed project site, views of the open space area are available from Carmel Mountain Road, south of Via Rimini, and along SR-56. Views from I-15 towards Black Mountain are mostly unavailable as there is a berm between the project site and I-15. Mature trees and vegetation also occur along the western edge of I-15 in the project vicinity and preclude views onto the Black Mountain Open Space Park. Views from the Black Mountain Open Space Park are experienced by recreationalists along hiking trails and include expansive views. Views from the trails within this area are generally western-oriented, although there are some easterly views towards the proposed project site. Eastern-facing views from Black Mountain Open Space Park include distant views and are not necessarily focused on the proposed project site.

Project approval would result in the replacement of existing single-story multi-family residential homes with a mix of detached cluster homes, triplex homes, and townhomes up to three stories in height. The resulting development would be taller than the existing development; however, views from the proposed project site of the nearby Black Mountain Open Space Park would be mostly unchanged and would continue to have some hindrance from intervening topography, development, and vegetation (e.g., mature trees along Carmel Mountain Road). Similar to existing conditions, western views towards the Black Mountain Open Space Park from Carmel Mountain Road and SR-56 would be unaffected as the proposed project is located east of Carmel Mountain Road and north of SR-56 and is not located within western views from either Carmel Mountain Road or SR-56. As a result, potential adverse impacts to a scenic vista would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐
☐
☒
☐

The proposed project site is generally not visible from surrounding highways due to a berm along the west side of I-15 that precludes views onto the project site. Also, the nearest state scenic highway to the proposed project site is a portion of SR-125, located more than 10 miles south. Thus, because the project site is generally not visible from surrounding highways and the nearest state scenic highway is over 10 miles away, impacts related to substantial damages to scenic resources would be less than significant.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐
☐
☒
☐

The existing visual character of the area surrounding the project is primarily defined by a mix of single- and multi-family residential development. The proposed project would result in the replacement of the existing multi-family residential development with a mix of single- and multi-family residential development, consistent with applicable City design standards, Rancho Peñasquitos Community Plan land use and zoning designations. Effects related to degradation of the existing visual character or quality of the site and its surroundings would be less than significant.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

☐
☐
☒
☐

The existing project site includes a multi-family residential development with internal streets and street lighting, as well as typical outdoor residential lighting (e.g., front porch lighting). Project construction would not occur at night. Exterior lighting along internal streets, as well as typical outdoor residential lighting, would be included as part of the proposed project, similar to existing conditions. The project would also be subject to the City's Outdoor Lighting Regulations per Municipal Code Section 142.0740. As a result, the proposed project would not result in the creation of a new source of substantial light or glare that would affect day or nighttime views in the area. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURAL AND FOREST RESOURCES</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site is located in a generally urbanized area and is mapped as Urban and Built-Up Land under the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP, 2016). Also, the project site is currently developed and designated for residential use. Accordingly, the site does not include areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and implementation of the proposed project would not result in impacts from conversion of these Important Farmland categories to non-agricultural use.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The proposed project site is designated for and developed with residential uses and does not include any Williamson Act contract lands within or adjacent to the project site. Thus, no associated impacts to agricultural-related zoning and Williamson Act contracts would occur from implementation of the proposed project.</p>				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based on the information provided above under Item II(b), the on-site residential land use and zoning designations do not promote or allow uses related to forest or timberland resources/production. Accordingly, implementation of the proposed project would not result in impacts related to zoning for forest land, timberland, or timberland zoned as Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Based on the information provided above under Item II(c), implementation of the proposed project would not result in impacts related to the loss or conversion of forest land to non-forest uses.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Pursuant to the discussions provided above under Items II(a, c, and d), no Important Farmlands or forest lands are present within or adjacent to the site, and implementation of the proposed project would not result in impacts associated with conversion of such lands.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District (SDAPCD) manages air quality in the SDAB. Air quality plans applicable to the SDAB include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State Implementation Plan (SIP). The RAQS and SIP outline the SDAPCD's plans and control measures designed to attain state and federal air quality standards. The RAQS and SIP rely on San Diego Association of Governments (SANDAG) growth projections, which are based in part on city and County general plans. As such, projects that propose development consistent with the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

growth anticipated by the applicable general plan(s) are consistent with the RAQS and applicable portions of the SIP.

As described in Section X, Land Use, the project site is located in an area developed with and designated for residential development. The proposed development would comply with City of San Diego General Plan, Rancho Peñasquitos Community Plan, and the City of San Diego Zoning Ordinance. Based on the described conformance with applicable land use plans, the proposed project would be consistent with the RAQS and applicable portions of the SIP. There would be no impact related to implementation of applicable air quality plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off site.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary and mobile source emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As described above in Section III(b), construction activities could temporarily increase the emissions of dust and other pollutants; however, construction emissions would be temporary and implementation of Best Management Practices (BMPs) would avoid temporary dust impacts. Additionally, the scope and nature of the project would not result in a significant increase in vehicle miles traveled and associated emissions. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Odors produced during construction would be attributed to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Diesel equipment operating at various locations on the site may generate some nuisance odors; however, odors associated with construction would be temporary, ceasing at the completion of the construction period. As such, construction would not cause an odor nuisance, and odor impacts would be less than significant.

The project site would be developed with residential land uses, which are not typically associated with odor complaints. Residential households could produce odors, but these odors would not be considered objectionable. On-site trash receptacles would have the potential to create adverse odors. However, trash receptacles would be located and maintained in a manner that promotes odor and animal access controls. Thus, no significant odors would occur from the project.

IV. BIOLOGICAL RESOURCES

Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

A biological field survey was conducted for the project in November 2015. The results of the survey are presented in the project Biological Resources Letter Report prepared for the project (HELIX 2016), and summarized below as appropriate. This investigation included a general

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

biological survey for sensitive plant and animal species, a rare plants investigation, and a jurisdictional delineation. With respect to sensitive plants, no federally or state listed plant species were observed within the project boundary, and no Multiple Species Conservation Program (MSCP) Narrow Endemic species have the potential to occur on site. Specifically, while a number of sensitive plants have been reported to occur within the general project vicinity, none of those species are expected to be present on site due to lack of suitable habitat and the development of the site with multi-family residential uses. Accordingly, no significant impacts to sensitive or special status plant species would result from project implementation. Similarly, no sensitive animals were detected during the biological survey and no animal species were assessed as having a high potential to occur within the survey area. As a result, no significant impacts to sensitive animal species are expected to occur with implementation of the proposed project.

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer also to Response to IV (a), above. The project site does not contain any riparian habitat or other identified community, as the site currently supports a residential development and associated non-native landscaping within a residential setting. No impacts would occur, and no mitigation measures are required.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site includes portions of two drainage features that were evaluated in the Biological Resources Letter Report, including 0.06 acre along the southern project boundary and 0.05 acre along the northeastern project boundary. Both drainages convey runoff from the surrounding developed areas within concrete-lined channels and do not include wetland vegetation or hydric soils. Neither drainage is considered to be a City wetland; however, the 0.06-acre drainage feature was part of a natural channel that ran from Black Mountain Open Space Park to Chicarita Park until it was altered by previous development. This channel was a tributary to Los Peñasquitos Creek, which flows into the Pacific Ocean. As such, there is the potential for this feature to be regulated as a non-wetland water of the United States by the U.S. Army Corps of Engineers/Regional Water Quality Control Board (RWQCB) and as an ephemeral streambed by CDFW. Both drainages on site would be avoided by the proposed project. Impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act would not occur and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a developed residential part of the Rancho Peñasquitos community and is located near the Black Mountain Open Space Park, which includes three wildlife corridors, none of which are in proximity to the proposed project. The proposed project would not involve development within the Black Mountain Open Space Park and would redevelop the existing residential project site with additional residential development. Because the proposed project development would be confined to the existing developed area, associated impacts to wildlife corridors within Black Mountain Open Space Park would not occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project is located on a developed residential site and there are no local policies or ordinances protecting biological resources that apply to the project site. Also, many of the existing trees along Carmel Mountain Road would be preserved. No impacts would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The City's MSCP Subarea Plan has been prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. This Subarea Plan describes how the City's portion of the MSCP Preserve, the Multiple Habitat Planning Area (MHPA), would be implemented. The MSCP identifies a MHPA that is intended to link all core biological areas into a regional wildlife preserve. The proposed project occurs about 877 feet to the southeast of the nearest MHPA, which is separated from the proposed project site by developed land. As the proposed project site is not located within or adjacent to the MHPA, potential impacts would not occur related to conflicts with the provisions of the City's MSCP.

V. CULTURAL RESOURCES
Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve, and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

City of San Diego when historical resources are present on the premises. Before approving discretionary projects, the California Environmental Quality Act (CEQA) requires the Lead Agency to identify and examine the significant adverse environmental effects that may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

The project site is not located on the City of San Diego's Historical Resources Sensitivity Map. Therefore, a records search of the California Historical Resources Information System (CHRIS) digital database was not needed to determine the presence or absence of potential resources within the project site. Based upon the project site's location outside of the Historical Resources Sensitivity Map and the previously developed nature, no additional archaeological evaluation or mitigation is recommended by City archaeological staff. Therefore, it was determined that there is no potential impact to any unique or non-unique historical resources. No impacts would result.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. In addition, projects requiring the demolition of structures that are 45 years or older are also reviewed for historic significance in compliance with CEQA.

The structures on the property (constructed in 1970) were identified as older than 45 years and were reviewed for historic significance. It was determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no impact would occur.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

As discussed in response V(a), no impacts to archaeological resources is anticipated because the project site is not located on the City of San Diego's Historical Resources Sensitivity Map. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Santiago Peak Volcanics, which is assigned a low to moderate sensitivity rating for paleontological resources.

Slightly-to-moderately metamorphosed volcanic rocks occur in a discontinuous belt along the western edge of the Peninsular Ranges Province, from the Santa Ana Mountains of Orange and Riverside counties, to well south of the International Border in Baja California, Mexico. In San Diego County, these rocks are referred to the Santiago Peak Volcanics, the type locality of which is in the Santa Ana Mountains. The Santiago Peak Volcanics are composed mainly of volcanic breccias, with a lesser amount of volcanic tuffs and flows. In some areas, slightly-to-moderately metamorphosed marine mudstones and sandstones appear to be interbedded with the volcanic rocks. Uranium-lead radiometric dates on the volcanic flow-rocks of the Santiago Peak Volcanics have yielded earliest Cretaceous ages, approximately 120-130 Ma. The Santiago Peak Volcanics were altered during formation of the vast volumes of early Cretaceous plutonic rocks.

In general, the molten origin of the Santiago Peak Volcanics precludes the possible discovery of fossil remains. However, some of the volcanic breccias contain petrified wood, as in Mira Mesa and near Rancho Santa Fe. In addition, certain exposures of the metasedimentary portion of this formation have produced important remains of siliceous microfossils and marine macroinvertebrates including belemnites and clams.

The Santiago Peak Volcanics are exposed in a discontinuous belt in the western foothills of the Peninsular Ranges. Examples of the metavolcanic portion of this formation crop out in the San Ysidro and Jamul mountains, and at San Miguel Mountain, Rock Mountain (in Otay Valley), and Black Mountain. Examples of the metasedimentary component of the Santiago Peak Volcanics crop out in Los Peñasquitos Canyon, Lusardi Canyon, La Zanja Canyon, Circo Diegueno Canyon, and the San Dieguito River gorge.

The metasedimentary rocks of the Santiago Peak Volcanics, cited above, can be assigned a high paleontological resource sensitivity. The bulk of this formation (i.e. the metavolcanic portion) is assigned a marginal paleontological resource sensitivity.

According to the City of San Diego's Significance Determination Thresholds, more than 2,000 cubic yards of grading at depths of greater than 10 feet into formations with a moderate resource sensitivity rating could result in a significant impact to paleontological resources, and mitigation would be required. Also, monitoring can be required for shallow grading (less than 10 feet) when a site has been previously graded and/or unweathered formations are present at the surface. The mitigation program consists of monitoring excavation activities by a qualified paleontologist, recovery and curation of any discovered fossils, and preparation of a monitoring results report.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented to minimize paleontological resources impacts. With implementation of the MMRP, potential paleontological resources impacts would be reduced to below a level of significance.

- | | | | | |
|----------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Disturb human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

No human remains have been documented within the project area. Should human remains be encountered during ground disturbance activities, protocol in accordance with the City's Public Resources Code would be implemented and impacts would remain less than significant.

VI. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The site is not traversed by an active, potentially active, or inactive fault and is not within an Earthquake Fault Zone or State of California Fault Rupture Hazard Zone. Further, the project site is not located in a fault zone in the City of San Diego Seismic Safety Study. The nearest known fault is the Rose Canyon Fault Zone, located 12 miles southwest of the site. Based on the described conditions, the project Geotechnical 40-Scale Rough Grading Plan Review concludes, "The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site." As a result, associated potential impacts related to ground rupture from implementation of the proposed project would be less than significant.

- | | | | | |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

- iii) Seismic-related ground failure, including liquefaction?

☐
☐
☒
☐

Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Per the City of San Diego Seismic Safety Study (2008), the site is in an area considered to have a “low potential” for liquefaction. The project would include remedial grading and compacted fill over dense/hard native materials; therefore, the potential for liquefaction impacts at the project site is considered low and impacts are anticipated to remain less than significant. No mitigation is required.

- iv) Landslides?

☐
☐
☐
☒

Review of the City of San Diego Seismic Safety Study, Geologic Hazards and Faults (2008) indicates that the site is not located within a mapped area considered to include known or suspected landslides, nor is the bedrock considered to be slide-prone. No impacts would occur and mitigation is not required.

- b) Result in substantial soil erosion or the loss of topsoil?

☐
☐
☒
☐

Implementation of the proposed project would increase the potential for erosion and transport of eroded material (sedimentation) both within and from the site. Specifically, proposed activities may involve: (1) removal of surface stabilizing features (e.g., vegetation); (2) excavation of compacted materials; and (3) redeposition of excavated and/or imported material as backfill in proposed development areas. While graded/excavated areas and fill materials would be stabilized through efforts such as compaction and installation of structures/hardscape and landscaping, erosion potential would be higher in the short-term than for existing conditions. The off-site transport of sediment also could potentially result in effects to downstream receiving water quality, such as increased turbidity and the provision of a transport mechanism for other contaminants that tend to adhere to sediment particles (e.g., hydrocarbons). Additional discussion of potential water quality effects associated with project-related erosion and sedimentation is provided below in Section IX, Hydrology and Water Quality. Erosion and sedimentation are not considered to be significant long-term concerns for the proposed project, as developed areas would be stabilized through installation of structures/hardscape and landscaping as noted.

Short-term erosion and sedimentation impacts would be addressed through conformance with City storm water standards and the related National Pollutant Discharge Elimination System (NPDES) Construction General Permit (NPDES No. CAS000002, State Water Resources Control Board [SWRCB] Order 2009-0009-DWQ, as amended). Conformance with the noted NPDES and City standards is required prior to development of applicable sites exceeding one acre, and typically includes measures such as implementing an approved Storm Water Pollution Prevention Plan (SWPPP), an associated Construction Site Monitoring Program (CSMP), employee training, and minimum BMPs. Typical erosion and sediment control BMPs that may be

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

implemented under the project SWPPP include the following: (1) seasonal grading restrictions during the rainy season (October 1 to April 30) for applicable areas; (2) preparation and implementation of a CSMP; (3) use of erosion control/stabilizing measures such as geotextiles, mats, fiber rolls, or soil binders; (4) use of sediment controls to protect the site perimeter and prevent off-site sediment transport, including measures such as silt fencing, fiber rolls, gravel bags, temporary sediment basins, street sweeping, stabilized construction access points and sediment stockpiles, and use of properly fitted covers for sediment transport vehicles; (5) compliance with local dust control measures; (6) regular BMP monitoring and as-needed maintenance; and (7) implementation of additional BMPs as necessary to ensure adequate erosion/sediment control and regulatory conformance.

Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with, the project SWPPP and related City and NPDES requirements, potential erosion and sedimentation impacts from implementation of the proposed project would be less than significant.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potential liquefaction (and related effects such as lateral spreading) and landslide impacts are discussed above in the responses to VI(a.iii) and VI(a.iv). Subsidence and collapse are not specifically identified as potential geologic hazards in the project Geotechnical Investigation, with associated potential impacts from implementation of the proposed project less than significant based on the following considerations: (1) subsidence is typically associated with conditions such as groundwater (or other fluid) withdrawal, with such activities not proposed as part of the project; (2) while subsidence effects can also be associated with loading related to placement of larger surface structures, materials potentially subject to such effects within the project site (fill and alluvium) would be addressed through the required inclusion of geotechnical recommendations and conformance with applicable regulatory requirements (as described in association with the response to VI[a] and the project geotechnical 40-scale rough grading plan review). Specifically, such measures would include provisions related to the removal of unsuitable materials; composition and placement methodology (e.g., compaction) of materials used as backfill; and appropriate seismic, drainage, structure, foundation, and pavement design, pursuant to standards from regulatory/industry sources including the City and California Building Code (CBC). Conformance with the described geotechnical recommendations and regulatory/industry standards as part of the project design and construction would effectively avoid or reduce potential impacts related to subsidence and collapse below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐
☐
☒
☐

Expansive (or shrink-swell) behavior in surface or near-surface materials is attributable to the water holding capacity of clay materials. Such behavior can adversely affect the structural integrity of surface and subsurface facilities, such as pavement, foundations, and utilities. The project geotechnical 40-scale rough grading plan review identifies the presence of on-site materials exhibiting low to medium expansion potential, and suggests confirming the expansion potential at the completion of grading. Based on the final results, recommendations for construction on low expansive soils are provided in Table 2A, and recommendations for constructing on medium expansive soils are shown in Tables 2B and 4 of the geotechnical 40-scale rough grading plan review. Implementation of and conformance with such recommendations and standards would effectively avoid or reduce potential project-related impacts from expansive soils to below a level of significance.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

☐
☐
☐
☒

The proposed project would not involve the construction or use of septic tanks or an alternative wastewater disposal system, as the project would connect to the existing City sewer system. Therefore, no soil-related impacts associated with the use of septic tanks or alternative wastewater disposal systems would result from project implementation.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐
☐
☒
☐

The City's Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist (Checklist) is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. The project is consistent with the General Plan and Community Plan land use and zoning designations with allowable deviations. Further based upon review and evaluation of the completed CAP Consistency Checklist, the project is consistent with the applicable strategies and actions of the CAP.

Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG's to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the projects direct and cumulative GHG emissions would have a less than significant impact on the environment.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gasses. The project is consistent with the existing General Plan and Community Plan land use and zoning designations. Further based upon review and evaluation of the completed CAP Consistency Checklist for the project, the project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts are considered less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS
Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project for residential use, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant, and no mitigation is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

As noted above in the response to VIII(a), no health risks related to the storage, transport, use, or disposal of hazardous materials would result from implementation of the proposed project. Project construction would involve the use of hazardous materials such as vehicle fuels and lubricants, with associated potential impacts discussed below in the response to IX(a).

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Los Peñasquitos Elementary is located within approximately one-quarter mile of the project site. As outlined above in the responses to VIII(a) and VIII(b), the proposed project would not store, transport, use, or dispose of hazardous materials that would affect existing or proposed schools in the area. No impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A hazardous waste site records search was completed in January 2017, using Geotracker and Envirostor; the records searches showed that no hazardous waste sites exist on site or in the surrounding area. No impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

There are no airports located within or adjacent to the project site, with the closest airport facility, Marine Corps Air Station (MCAS) Miramar, located approximately 6.5 miles to the south. The project site is not located within any of the mapped Accident Potential Zones (APZs) identified for MCAS Miramar in the associated Airport Land Use Compatibility Plan (ALUCP, San Diego Airport Land Use Commission [ALUC] 2011). As a result, the risk of aircraft-related safety hazards from project implementation is considered low. Potential impacts from aircraft-related hazards associated with implementation of the proposed project would not occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project site is not located within the vicinity of a private airstrip, with no associated safety hazard impacts to result from project implementation.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would not negatively impact an adopted emergency response plan or evacuation plan as construction equipment staging areas would be restricted to on-site locations, and public roadways would not be impeded by construction operations. The project would be constructed on an existing developed site and operations would not affect existing traffic flow. Thus, there would be a less than significant impact related to emergency response and evacuation plans.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within an urbanized developed area and is not located adjacent to wildlands or adjacent to an area where residences are intermixed with wildlands. Based on required compliance with applicable building codes and standards related to fire hazards as noted, potential impacts related to wildland fire hazards from implementation of the proposed project would be less than significant.

IX. HYDROLOGY AND WATER QUALITY
Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Potential project-related water quality impacts are associated with both short-term construction activities and long-term operation and maintenance. The discharge of short- and long-term pollutants from the project site could potentially result in significant water quality impacts to downstream receiving waters, including the Los Peñasquitos Creek.

Because the proposed project does not include activities or facilities that could directly affect groundwater quality (e.g., septic systems or underground fuel tanks) associated potential project-related impacts are limited to the percolation of surface runoff and associated pollutants. As a result, the following assessment of potential water quality impacts is applicable to groundwater resources.

Short-term Impacts

Potential short-term water quality impacts related to project construction include erosion/sedimentation and the use and storage of construction-related hazardous materials (e.g., fuels, etc.), as outlined below. Per the discussion above in Section VI, Geology and Soils, potential construction-related erosion/sedimentation impacts would be avoided or reduced below a level of significance through conformance with existing City Storm Water requirements and the related NPDES Construction General Permit. Specifically, this would entail implementing a SWPPP and related BMPs in conformance with applicable regulatory requirements.

Project construction would involve the use and/or storage of hazardous materials such as fuels, lubricants, solvents, concrete, and paint. The accidental discharge of such materials during project construction could potentially result in significant impacts if these pollutants reach downstream receiving waters, including the Los Peñasquitos Creek. As previously noted, implementation of a SWPPP would be required under NPDES and related City guidelines, and would include detailed BMPs to avoid or minimize potential impacts related to the use and potential discharge of construction-related hazardous materials. Specifically, this may involve

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

measures such as minimizing on-site hazardous material use and storage, providing appropriate storage and containment facilities, properly maintaining construction equipment and vehicles, using properly designed and contained washout areas for materials such as concrete, providing appropriate employee training, and regularly (at least weekly) monitoring and maintaining hazardous material use/storage facilities and operations to ensure proper working order.

Long-term Impacts

A Storm Water Quality Management Plan (SWQMP) was prepared for the proposed project by Latitude 33 Planning & Engineering (2016a), and identifies the proposed development as a priority project based on applicable City and NPDES criteria. Accordingly, pollutants of concern are identified for the proposed project in the SWQMP and include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, pesticides and bacteria and viruses. The discharge of these types of pollutants could potentially result in significant impacts to downstream receiving waters, including the Los Peñasquitos Creek. Pursuant to requirements under the NPDES Municipal Permit (No. R9-2013-0001, as amended by R9-2015-0001 and R9-2015-0100) and related City standards, the project SWQMP identifies appropriate measures to address potential long-term water quality concerns and ensure regulatory conformance. Specifically, these include the designation of drainage management areas (DMAs) and implementation of associated site design, source control, and Storm Water Pollutant Control BMPs. Source control BMPs are intended to reduce on-site pollutant generation and off-site pollutant transport, and include measures such as smart irrigation systems (e.g., use of pressure and moisture shut-off sensors), proper trash storage (e.g., covered/contained receptacles), installing “no dumping” markers at appropriate locations (e.g., drainage inlets), and proper containment/ disposal of non-storm water flows (e.g., from fire sprinklers and air conditioners). Treatment control BMPs are designed to remove pollutants from urban runoff for a design storm event to the maximum extent practicable (MEP) through means such as filtering, treatment, or infiltration. Identified treatment control BMPs for the proposed project include biofiltration basins throughout the project site to reduce the transportation of pollutants to receiving waters. Runoff from the project site would be treated by biofiltration basins on site and would follow the same flow pattern as the existing condition utilizing the two existing 36-inch storm drains. The drainage areas have been designed to maintain the overall drainage areas tributary to the existing storm drains. After treatment, the water would be stored in underground storage units and runoff would be discharged at a rate that meets the hydromodification requirements.

Based on the implementation (and related maintenance) of appropriate BMPs as part of (and in conformance with) the SWQMP and associated City, NPDES and other applicable requirements, potential short- and long-term water quality impacts from implementation of the proposed project would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project does not require the construction of wells as the project is located in an urban area with existing public water supply infrastructure. Project implementation would include the installation of impervious surfaces such as structures and pavement, and would result in an increase in impervious surfaces compared to existing conditions; however, associated potential impacts to existing on-site recharge capacity would be less than significant because runoff from the project site would be treated and released to follow a similar flow pattern under existing conditions utilizing two existing 36-inch storm drains. The drainage areas have been designed to maintain the overall drainage areas tributary to the existing storm drains, thereby retaining storm flows and providing opportunities for infiltration and associated groundwater recharge.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A Drainage Study was prepared for the proposed project by Latitude 33 Planning & Engineering (2016b), which evaluates pre- and post-project drainage conditions. The project site is predominantly developed and does not support extensive native upland or wetland vegetation. As discussed above under Item IX(b), existing storm drains would continue be used on the project site, similar to existing conditions, and erosion or siltation on site would be less than significant. As discussed in the Drainage Study, treatment of runoff on site by biofiltration basins would result in flows leaving the project site at a slower rate compared to existing conditions. There have been no reports of flooding or backwater effects from the contribution of the existing project site's runoff and the post-project conditions would result in a reduction of off-site flows. Therefore, potential impacts related to drainage alteration from implementation of the proposed project would be less than significant, including effects related to on- and off-site erosion and sedimentation. For additional discussion of erosion/sedimentation, see Items VI[b], IX[a] and IX[d]).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As described in Item IX(c), the proposed project would not significantly alter existing on- or off-site drainage patterns. The installation of impervious surfaces would increase the amount of runoff generated within the site (and ultimately discharging to the Los Peñasquitos Creek), but the project Drainage Study concludes that “the flows leaving the project will be less than what they are currently today due to the simple fact that we a[re] reducing the flows to predevelopment conditions.” Specifically, this conclusion is based on the fact that runoff will be treated by biofiltration basins on site and runoff will follow the same flow pattern as the existing condition by utilizing the two 36-inch storm drains. Based on the described conditions, potential impacts related to drainage alteration and related runoff generation/flood hazards from implementation of the proposed project would be less than significant.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

As discussed in Items IX(c) and IX(d), the proposed project would not significantly alter existing on- or off-site drainage patterns, and would maintain the existing flow patterns and would treat runoff with biofiltration. Based on the described considerations, potential impacts related to runoff generation and the capacity of existing and planned storm water systems from project implementation would be less than significant. As described above in Item IX(a), project implementation would comply with applicable regulatory standards related to the generation of pollutants from project construction and operation, and associated potential water quality impacts would be less than significant.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Pursuant to the discussions in Items IX(a) and (e), water quality-related impacts from project implementation would be less than significant based on compliance with applicable regulatory requirements.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project is not located within a mapped 100-year floodplain, as mapped in the City's General Plan Figure CE-5 (or other delineated flood hazard area).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

☐
☐
☐
☒

As described above under IX(g), the proposed project site is not within a 100-year flood hazard area and would not involve the placement of structures that would impede or redirect flows.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

☐
☐
☐
☒

The Pacific Village project is located within an existing residential area of Rancho Peñasquitos and would replace a developed residential site with another residential site. The proposed project would not introduce new uses or involve improvements which would physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐
☒
☐
☐

The proposed development is subject to the requirements of the City of San Diego General Plan, Rancho Peñasquitos Community Plan, and the Zoning Ordinance. It also is subject to review by SDG&E regarding actions within an existing 16-inch gas line easement within proposed Lots 1 and 2. The project is consistent with the land use and zoning designations on the site; however, three deviations are requested related to maximum structure height, fence height, and parking requirements and require the approval of a PDP. An SDP and NUP are needed to implement the proposed bicycle frontage improvements and neighborhood identification signs, respectively. Approval of the proposed project would require certain findings to be met, including that the proposed deviations would result in a more desirable project than would be achieved if designed in strict conformance with applicable regulations.

The following outlines the land use and zoning requirements applied to the project site. The Rancho Peñasquitos Community Plan designates the site for Medium-Density Residential between 10-22 units per acre and requires some low and moderate income housing. The City's zoning designation of RM-1-1 allows a maximum density of one unit per 3,000 SF of lot area with a maximum structure height of 30 feet and a maximum floor area ratio (FAR) of 0.75. Within the RM-1-1 zone fencing within 15 feet of a property line shall not exceed 6 feet in height. Off-street parking requirements for residential units depend on the number of bedrooms and require 1.5 spaces for one-bedroom units, 2.0 spaces for two-bedroom units, and 2.25 spaces for three- or four-bedroom units. Common (guest) parking requirements include an additional 15 to 20 percent above the off-street parking. Affordable units are required to provide 1.0 space for one-bedroom units, 1.3 spaces for two-bedroom units, and 1.75 spaces for three-bedroom

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

units. Also, multiple dwelling units with garages that do not include a driveway at least 20 feet in length are required to include one additional space per unit. As a result, 898 spaces are required for the for-sale units and 576 spaces are required for the for-rent units, for a total project parking requirement of 1,474 spaces.

Regarding compliance with density and land use regulations, the project includes 601 units (including 28 income-restricted units) on 41.45 acres (1,805,562 SF), which is a resulting density of about 14.5 units per acre and about one unit per 3,000 SF of lot area. This is consistent with the density requirements in the Peñasquitos Community Plan of 10 to 22 units per acre and the City's zoning ordinance requirement of one unit per 3,000 SF of lot area. Also, the proposed FAR is 0.67, which is below the maximum FAR requirement of 0.75. As a result, the proposed 601 residential units would not conflict with the permitted use or density at the project site.

Regarding structure heights, the proposed single-family cluster homes, townhomes, apartment homes, and community recreation center would exceed the 30-foot height limit by a range of 2 to 9 feet, and a PDP is requested to allow a deviation from the 30-foot height limit. The proposed heights of the structures would allow for better architecture and the addition of affordable housing units that are in high demand throughout San Diego. Due to grade differences throughout the site compared to Carmel Mountain Road and the I-15, the buildings would not appear to be as tall as they are. Specifically, at the northern edge of the project at the location of the tallest structures (39 feet above grade for the for-rent apartments), the structures would appear 33 feet above Carmel Mountain Road. Similarly, the proposed townhomes at 36 feet tall would appear 17.5 feet above Carmel Mountain Road due to grade differences. The proposed detached homes in the southern part of the site would be at-grade with Carmel Mountain Road, and would appear 32 feet above the road. Many of the existing trees along Carmel Mountain Road would be preserved, which would partially screen the buildings from the street and provide more privacy for residents and a more pleasant environment for pedestrians. The perceived heights of the buildings are not considered to result in a conflict with the City's land use and zoning regulations that are intended to avoid an environmental impact.

The proposed PDP is also necessary for the proposed deviations from setback and parking requirements. Specifically, fencing installed within 15 feet of the edge of a property line for development within the RM-1-1 zone is required to be no taller than 6 feet. The project includes a 12-foot block wall between the project site and I-15 to attenuate freeway noise to an acceptable range required in the City's General Plan Noise Element. Specifically, the proposed wall would reduce noises at the outdoor recreation areas to acceptable levels. As such, the proposed deviation from the setback requirements would result in a better project that addresses outdoor noise restrictions per the City's General Plan Noise Element and in doing so, would avoid a significant noise impact.

The requested deviation from the parking requirement of 1,474 spaces (1,202 off-street spaces and 272 guest spaces) by 30 fewer guest parking spaces is due to a lack of space on the project site and the redundancy of guest parking requirements. The requirements are redundant due to the fact that there are both single- and multi-family residential types proposed on the site, which

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

resulted in applying two guest parking standards to the project: (1) to provide at least 15 percent of off-street parking as guest parking for multi-family residential development; and (2) to provide one extra space per unit with garages without a 20-foot driveway for single-family residential development. Therefore, the addition of parking spaces due to a driveway condition less than 20 feet long is redundant and satisfied through the provision of 242 additional guest spaces, which is 20 percent of the required 1,202 off-street spaces.

The proposed improvement to more than 3,000 linear feet of street frontage along Carmel Mountain Road requires improvements within a right-of-way and issuance of an SDP. Existing mature street trees will remain. The project would include the installation of a 5-foot sidewalk and the construction of 1,700 linear feet of a Class II Bike Lane within Carmel Mountain Road along the project boundary, which is designated as a four-lane major roadway with a Class II Bike Lane, in addition to sidewalk improvements. Approval of the SDP would help implement part of the San Diego Bicycle Master Plan and the Rancho Peñasquitos Community Plan, which designate this portion of Carmel Mountain Road for a Class II Bike Lane and approval of the SDP would not result in a conflict with a land use plan or regulation.

~~Lastly, a~~ A neighborhood identification sign is proposed at each of the entrances to the project, and a NUP is required for the approval of neighborhood signage. Neighborhood identification signs are regulated by San Diego Municipal Code Section 141.1102 and it is required that no more than one sign is located at each entrance, that signs are located on private property and set back at least 6 feet from the public ROW and that they have a maximum height of 6 feet and maximum area of 20 feet. The signs must identify the neighborhood, have only low intensity ground-mounted flood lights, and be constructed of stone, brick, adobe, rough-hewn wood, logs, beams, planks, or similar materials. Plywood is not permitted. The four proposed signs (one at each entrance) would not exceed 6 feet in height, would not have a sign area greater than 20 SF, and would be made of permitted materials. As a result, the proposed neighborhood signs would not result in a conflict with a land use plan or regulation.

Lastly, the project would be reviewed by SDG&E staff prior to the issuance of grading permits by the City of San Diego. Agreement between SDG&E and the project applicant regarding use of the 16-inch gas line easement that runs through proposed Lots 1 and 2 will be required as a condition of approval by the City.

The project could result in the exposure of future residents to noise levels in excess of standards established by the City, which could result in a violation of required exterior and interior noise levels. The project site is subject to noise levels from I-15, located immediately to the east, and Carmel Mountain Road, located to the west. According to the project's Noise Study (Ldn Consulting, Inc. 2017), an existing eight-foot berm and proposed six-foot and 12-foot walls on the southern and eastern portion of the site would avoid subjecting future ground-level communal outdoor areas to unacceptable noise levels; however, outdoor use areas such as balconies may be exposed to noise levels above acceptable limits and mitigation would be required to reduce impacts to a level below significance. Also, while traditional architectural materials are normally able to reduce exterior to interior noise by 10 to 15 dBA CNEL, building

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
façade noise levels may exceed 60 CNEL at the proposed residences on the eastern portion of the site and adjacent to I-15, and traditional architectural materials would not be expected to attenuate interior noise to the 45 dBA CNEL standards. Interior noise levels are likely to exceed 45 dBA CNEL, resulting in a potentially significant impact. Mitigation measures to address third floor balcony noise levels and interior residential noise levels are provided within the MMRP within Section V of the MND, which would be implemented to minimize interior noise impacts. With implementation of the MMRP, potential land use impacts would be reduced to below a level of significance.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed earlier in Item IV(f), the proposed project site is developed and is not within the City's MSCP Subarea Plan MHPA. Thus, impacts to the MSCP would not occur.

XI. MINERAL RESOURCES
Would the project?

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is within an area mapped as aggregate Mineral Resource Zone 3 (MRZ-3) by the CGS and the City General Plan Programmatic EIR (2008). The MRZ-3 designation is generally defined to include "areas containing mineral deposits, the significance of which cannot be evaluated from available data." Despite the noted MRZ-3 designation, however, potential impacts to associated mineral resources from implementation of the proposed project would be less than significant because the project site and vicinity includes a number of existing or developing urban uses, including residential sites, with the site generally unsuitable for large scale mining operations due to potential interface (e.g., noise) concerns.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not currently mined and is not designated for future mining activities. As such, no impacts to mineral resources would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

XII. NOISE

Would the project result in:

- a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐
☐
☒
☐

Short-term noise impacts would be associated with onsite demolition, grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area, and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be less than significant, and no mitigation measures are required.

For the long-term, existing noise levels would not be impacted due to the nature of the proposed residential use. Typical noise levels associated with residential uses are anticipated. Therefore, no significant noise-producing traffic or operations would occur. No significant long-term impacts would occur, and no mitigation measures are required.

- b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?

☐
☐
☒
☐

Project construction would not require activities that generate substantial vibration, such as pile-driving activities. Operational activities would involve typical residential activities that would not generate notable ground borne vibration or noise. Because equipment associated with ground borne vibration would not occur, associated potential impacts would be less than significant.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐
☐
☒
☐

As indicated in the project Noise Study, a 3 dBA CNEL increase beyond existing noise levels would be perceptible change in the noise environment to nearby receivers. The addition of project traffic would not be sufficient to create a direct impact of more than 3 dBA CNEL on nearby roadway segments. Furthermore, no operational noise sources related to residential development are expected to increase ambient noise levels in the area when compared to the existing conditions on the project site as a residential development. Therefore, the project would not cause a substantial permanent increase in ambient noise levels in the project vicinity, and impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

According to the Noise Study Pacific Village Residential Development City of San Diego prepared by Ldn Consulting Inc. dated January 10, 2017 the proposed project would result in a temporary increase in ambient noise levels due to project construction. Project construction would be limited to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday (with no construction proposed on Sundays or holidays), as specified in the City of San Diego Municipal Code. The project would have potentially significant impacts if construction noise causes an average sound level greater than 75 dBA CNEL during the 12-hour period from 7:00 a.m. and 7:00 p.m. The project's anticipated construction equipment includes four haul trucks, two dozers, two backhoes, one compactor, and a water truck. Based on the proposed site plan, the majority of grading operations would occur more than 300 feet from the nearest property lines. Some minor grading would occur approximately 110 feet from the project's southern boundary. Therefore, the worst-case noise condition would occur when construction equipment is working in close proximity to each other at 100 feet. At this distance, the construction equipment would lead to cumulative noise levels of approximately 74.8 dBA CNEL at the nearest property line. Because construction noise levels would be below 75 dBA CNEL during the 12-hour period set in the Municipal Code, impacts would be less than significant.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project site is located approximately 6.5 miles from Marine Corps Air Station (MCAS) Miramar. The project is located outside of the 60 dBA CNEL noise contour mapped for the air station. Based on the described site location relative to MCAS Miramar, and the associated 60 dBA CNEL noise contour, no related impacts from exposure to excessive noise levels would result from project implementation.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

There are no known private airstrips located in the project vicinity. As a result, project implementation would not expose people working in the area to excessive noise levels related to private airstrips. No associated impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

XIII. POPULATION AND HOUSING

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☒
☐

The project site is located in a developed neighborhood and is surrounded by similar development. The site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. While the project would result in an additional 269 residential units compared to existing conditions, the proposed number of residential units is consistent with the City's land use and zoning designations for the site. As such, the project would increase growth within an area already planned for additional residential units and would not substantially increase housing or population growth in the area. Impacts would be less than significant, and no mitigation measures are required.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☒
☐

Project approval would result in the removal of 332 residential units and the construction of 601 new residential units, with 28 income-restricted units. While existing housing would be removed, it would be replaced and the project would not result in the displacement of a substantial number of existing housing. Impacts would be less than significant.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☒
☐

As discussed in Items XIII (a) and (b), implementation of the proposed project would not result in a net loss of residential housing and would not result in a significant impact related to the displacement of persons or housing.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would result in an additional 269 residential units on the project site, which would result in some additional need for fire protection services. The project is designed in accordance with applicable fire codes and emergency access requirements and the City's Fire Department has reviewed the proposed project and determined that all applicable codes have been met. As a result, some physical changes, such as the installation of fire hydrants, would be required to ensure adequate fire protection for the project site. Environmental impacts associated with fire protection improvements on the site are considered throughout this document and would not result in significant environmental impacts. No mitigation is required.

ii) Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would result in an additional 269 residential units on the project site, which would result in some additional need for police protection services. However, new police facilities would not be required which could result in physical changes to the environment. While there would be an increase in demand for police protection, impacts would not result in substantial adverse physical impacts associated with new or physically altered police protection facilities. No mitigation is required.

iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would result in the addition of 269 residential units on the project site, which would result in the generation of students greater than existing conditions. The project would not affect existing levels of public services and would not require the construction or expansion of a school facility. The project is located within a developed area where public school services are available. The project would not significantly increase the demand on public schools over that which currently exists. As such, impacts are considered to be less than significant and no mitigation is required.

iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is designated for residential development and the proposed 601 residential units are allowed by the current General Plan and zoning designations. The project would result in an additional 269 residential units and includes several recreation amenities throughout the development including play areas, pools, and outdoor seating areas. The proposed project was reviewed for conformance with the City's General Plan Guidelines for population-based parks, the Rancho Peñasquitos Community Plan, and the Rancho Peñasquitos Public Facilities Financing Plan. Further, the project applicant would be required to pay fees consistent with the community's Facilities Benefit Assessment (FBA) at the time of building permit issuance and no additional park fees would be required. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Adequate services are available to support the proposed project and there are no identified other public facilities that would be needed to serve the project. No significant impacts would occur.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☒ ☐

The project proposes the development of an additional 269 residential units compared to existing conditions. The addition of population to the area could cause an incremental increase in the use of existing neighborhood and regional parks and recreation facilities. Any associated increase in the use of these facilities, however, would be minor and is not expected to lead to or accelerate substantial physical deterioration of such facilities. Furthermore, the project proposes the development of recreational facilities for use by residents, including pools, playgrounds, and picnic areas. The project would not require the construction or expansion of other recreational facilities. The proposed internal recreational facilities are not expected to have an adverse physical effect on the environment (as addressed throughout this document), and associated impacts would be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐ ☐ ☒ ☐

As described in Items XV(a), the project proposes internal recreational facilities that are not expected to have an adverse physical effect on the environment. The project would not require the construction or expansion of other recreational facilities. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION AND TRAFFIC Would the project?				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impacts to intersection and roadway segments are identified based on level of service (LOS), characterized by LOS A (best) and LOS F (worst). LOS E and F is considered failing and is measured for intersection operations in terms of the amount of delay experienced, while roadway segments are measured in terms of volume to capacity (v/c). Impacts for intersections and roadway segments are identified if operations under existing conditions are LOS D or better and degrade to LOS E or F during the AM or PM peak hour (defined as 7:00 – 9:00 a.m. for the AM peak hour and 4:00 - 6:00 p.m. for the PM peak hour). Also, if existing intersection operations are failing, the addition of 2 seconds at LOS E or 1 second at LOS F is considered a significant increase and would result in an identified significant intersection impact. For roadway segments that are failing under existing conditions, an increase of 0.02 v/c at LOS E or an increase of 0.01 v/c at LOS F is considered a significant increase and would result in a significant roadway segment impact.

The project's traffic impact analysis (LLG 2016) studied existing traffic operations at 11 intersections and 7 roadway segments in the vicinity of the project. Trips associated with the project site related to the existing 332 multi-family units were estimated at 2,656 average daily trips (ADT), with 212 trips during the AM peak hour and 266 trips during the PM peak hour. Two intersections were identified as failing, including Carmel Mountain Road/I-15 Northbound Ramps in the PM (LOS E) and Rancho Peñasquitos Boulevard/SR-56 Eastbound Ramps in the PM peak hour (LOS F). All roadway segments in the study area operated at LOS C or better under existing conditions.

The proposed project was estimated to result in 4,452 ADT, with 356 trips in the AM peak hour and 429 trips in the PM peak hour, which is an increase compared to existing conditions of 1,796 ADT (144 AM peak hour and 163 PM peak hour). When these trips were distributed onto the surrounding roadway network, including the 11 intersections and 7 roadway segments within the project study area, one intersection (Carmel Mountain Road/Gerana Street/Access B) would degrade from LOS D under existing conditions, to LOS E and LOS F during the AM and PM peak hours, respectively. Operations with the project at the remaining study area intersections and roadway segments would not experience significant impacts.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

The traffic impact analysis also included a cumulative traffic analysis for near-term and year 2035 conditions. For the near-term conditions, the traffic impact analysis accounted for additional traffic from two cumulative projects (e.g., The Merge, a 525,000 SF commercial, office, theater, and hotel development with 242 residential units, and The Preserve at Torrey Highlands, including 450,000 SF of commercial space). For year 2035 conditions, regional traffic forecasts using the SANDAG Series 12 Year 2035 traffic model. Similar to the impacts at the project level, cumulative conditions in the near-term and year 2035 would result in significant impacts to the Carmel Mountain Road/Gerana Street/Access B intersection. In the near-term scenario, LOS at the intersection of Carmel Mountain Road/Gerana Street/Access B would be reduced from LOS D without the project, to LOS E and F in the AM and PM peak hours, respectively, with the project. For the year 2035 scenario, LOS would be reduced from LOS D to LOS F in the AM peak hour with an increase of 30.6 seconds of delay. During the PM peak hour in 2035, LOS would be reduced from LOS E to LOS F with an increase of 48.5 seconds of delay, and a significant impact would occur. No other intersections or roadway segments would experience significant increases in traffic in the near-term or year 2035. These impacts would be addressed with mitigation, provided in the MMRP detailed within Section V of the MND, which would be implemented to minimize traffic impacts to a less-than-significant level.

The proposed project is located within the Rancho Peñasquitos Community Plan area. General policy recommendations indicate that each new development should contribute its fair share to needed transportation improvements based on traffic, transit ridership, and population generated. Adequate vehicular and pedestrian access should be available to serve the community and public facilities, and a continuous pedestrian and bicycle system should be provided throughout the community. The project would conform to these goals with proposed improvements to existing transportation infrastructure through expansion of pedestrian and bicycle facilities, and improvements to the roadway network. Specifically, the project includes the construction of Class II bicycle lanes and widening of the sidewalk along the project frontage, and a signalized pedestrian crossing at the Carmel Mountain Road/Gerana Street intersection to support walking and bicycling in the project vicinity. The project would not conflict with existing public bus stops in the vicinity and would accommodate bus use through pedestrian improvements. With implementation of the MMRP within Section V of the MND to address impacts at the intersection of Carmel Mountain Road/Gerana Street/Access B, potential traffic impacts would be reduced to below a level of significance and the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, including alternative modes of transportation.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?



As discussed in Item XVI(a), above, the proposed project would not conflict with an applicable congestion management program, and impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐
☐
☐
☒

The project does not proposed any structures or components that would affect air traffic patterns; therefore, no impact would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐
☐
☐
☒

The project would be accessed directly off Carmel Mountain Road and would maintain four existing driveways on Carmel Mountain Road. One driveway would be realigned to create a four-way intersection at Gerana Street. Northbound drivers could turn right directly into the project site via all four access driveways and southbound drivers could turn left via two signalized entrances. These are considered to be standard roadway design features; therefore, the project would not increase traffic hazards.

- e) Result in inadequate emergency access?

☐
☐
☐
☒

The project has been designed to provide adequate fire and police emergency access to the site, and would not obstruct access along Carmel Mountain Road or nearby roadways. Thus, the project would not result in inadequate emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐
☐
☐
☒

Transit, pedestrian, and bicycle access to the site is currently provided from Carmel Mountain Road. The San Diego Metropolitan Transit System (MTS) provides several bus stops for Route 20 along Carmel Mountain Road in the vicinity of the project site. Bus stops within immediate walking distance of the project are located at Caminata Soleado, Caminata Ebro, Gerana Street, and Cuca Street. The project does not propose any changes to existing transit stops along Carmel Mountain Road.

Existing crosswalks at Peñasquitos Drive and Cuca Street are approximately 3,200 feet apart. The project would enhance pedestrian circulation with the addition of a new signalized crosswalk at the intersection of Gerana Street and Carmel Mountain Road. This would improve access to MTS Route 20 bus stops along Carmel Mountain Road. Existing sidewalks will be constructed to 5-foot contiguous sidewalks along the total project frontage along Carmel Mountain Road, and non-contiguous sidewalk entrances are featured on both sides of each of the site entrances to maximize connectivity to Carmel Mountain Road. Existing mature street trees would remain.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Class II bicycle lanes are currently located both northbound and southbound on Carmel Mountain Road, with the exception of a gap in the northbound direction of approximately 2,200 feet. The project proposes the removal of existing curbside parking to allow the installation of a Class II bike lane along the frontage of the project. This would close the bicycle lane gap and improve bicycle circulation in the area.

Based on existing infrastructure and the improvements discussed above, the project would not be in conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Thus, no adverse impact would occur.

XVII. UTILITIES AND SERVICES SYSTEMS – TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or



~~A Two Native American Tribes~~ traditionally and culturally affiliated with the project area ~~have~~s requested consultation with the City of San Diego pursuant to Pubic Resources Code section 21082.3 (c). The City is in consultation with this tribe. Based on the consultation, it was determined that no further evaluation and/or documentation is required. The current project is located in an urbanized and developed area where previous archaeological sites have not been recorded. The project site is not located on the City of San Diego's Historical Resource Sensitivity Map and the project site has been previously developed. Because there is a low potential to encounter archaeological subsurface materials during ground disturbing activities, no further work was necessary. No impact would result.

No tribal cultural resources as defined by Public Resources Code section 21074 have been identified on the project site. Furthermore, the project site was not determined to be eligible for listing on either the State or local register of historical resources.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Refer to response XVII(a). The current project is located in an urbanized and developed area where previous archaeological sites have not been recorded. The project site is not located on the City of San Diego's Historical Resource Sensitivity Map and the project site has been previously developed. Because there is a low potential to encounter archaeological subsurface materials during ground disturbing activities, no further work was necessary. No impact would result.

No tribal cultural resources as defined by Public Resources Code section 21074 have been identified on the project site. Furthermore, the project site was not determined to be eligible for listing on either the State or local register of historical resources.

XVIII. UTILITIES AND SERVICES SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed project facilities would include a connection to the existing City sewer system, with flows ultimately conveyed to the Point Loma Wastewater Treatment Plant. Based on the fact that the Point Loma Plant is in compliance with existing regulatory standards for wastewater treatment/disposal (including Regional Water Quality Control Board [RWQCB] requirements), potential impacts related to RWQCB (or other) wastewater treatment requirements from implementation of the proposed project would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project would not result in uses that would require construction or expansion of water or wastewater treatment facilities. The project site is in an urban area served by existing utilities, and the additional demands for water and wastewater service from the proposed project would be similar to other developments in the area. Therefore, the proposed project would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As described in Items IX(c) through IX(e), project implementation would not substantially alter existing on- or off-site drainage patterns/directions, or generate storm water flows that would exceed the capacity of existing and planned storm water systems. The project design includes the installation of new or modified drainage facilities to accommodate proposed development and related runoff and drainage conditions. The project would include spillways and catch basins to convey runoff to biofiltration basins placed throughout the project. Runoff would ultimately be discharged at a rate meeting hydromodification requirements. Potential environmental effects from these proposed drainage improvements are evaluated as part of this Initial Study. The existing storm drains conveying water from the site would continue to be adequate to convey projected flows. Accordingly, no additional construction/expansion of drainage facilities, or associated significant environmental effects, would result from implementation of the proposed project.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

As discussed in Item XVII(b), the project site is in a developed urban area served by existing water systems. Because the project involves the construction of 500 or more units, Senate Bill 610 requires that a Water Supply Assessment be prepared to document that there are existing resources available to meet anticipated demand for water. A project-specific Water Supply Assessment was prepared by the City of San Diego Public Utilities Department in 2016, which determined that existing water use at the site is about 127.5 acre-feet per year (or 113,844 gallons per day [gpd]), and that water use would increase by 34.5 acre-feet per year (or 30,758 gpd) to 162 acre-feet of water per year (or 144,602 gpd) with the project. The 2015 Urban Water Management Plan, the region's plan for managing water supplies, evaluates normal, single-dry year, and multiple-dry water year forecasts and supplies. Based on the review of the project's increase in water demand, the Water Supply Assessment concluded that there are sufficient water supplies available to serve the project from existing entitlements through the year 2040 for normal, single-dry year, and multiple-dry water year forecasts and resources and new or expanded entitlements would not be necessary. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As discussed in Item XVII(b), the project site is in a developed urban area and project would result in a small increase in development in the area. The City would have adequate capacity to serve the proposed project's projected wastewater demand in addition to its existing commitments. Impacts would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Projects proposing the generation of approximately 1,500 tons of waste during construction or demolition, and projects proposing over 40,000 SF of building space are required to complete a Waste Management Plan (WMP). A WMP was prepared and approved by the City's Environmental Services Department for the project (HELIX 2016). The project would comply with waste diversion measures included in the WMP such as diverting 40 percent of operational waste via source-separated recycling, 81 percent diversion during demolition, and 83 percent diversion during construction. With implementation of these measures, along with compliance with the City Recycling Ordinance and implementation of sustainability and efficiency features, the project's direct and cumulative solid waste impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project would comply with all applicable, federal, state, and local statutes and regulations related to solid waste. Thus, no impact would occur with respect to compliance with solid waste regulations.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

The project has a potential to result in impacts to sensitive paleontological resources, as described in the applicable sections of this Initial Study. However, implementation of the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	----------------------------------------------------	------------------------------	-----------

mitigation measures identified in Section V of the MND would reduce all impacts to below a level of significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?

☐
☐
☒
☐

As documented in this initial study, the project may have the potential to degrade the environment as a result of impacts to Paleontological Resources and Transportation/Traffic, which may have cumulatively considerable impacts. As such, mitigation measures have been proposed to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce potential impacts to less than significant, or to the extent possible.

As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
☒
☐

As discussed throughout this document, it is not anticipated that demolition activities would create conditions that would significantly directly or indirectly impact human beings. Where appropriate, mitigation measures have been required, but in all issue areas impacts are no impact, less than significant, or can be reduced to less than significant through mitigation. For this reason, environmental effects fall below the threshold established by CEQA and the City of San Diego and therefore would not result in significant impacts. Impacts would be less than significant.

REFERENCES

I. Aesthetics / Neighborhood Character

- ☒ City of San Diego General Plan.
- ☒ Rancho Peñasquitos Community Plan.
- ☐ Local Coastal Plan.
- ☒ California Scenic Highway Mapping System. Accessed on December 23, 2016. Available at: http://www.dot.ca.gov/hq/LandArch/16 livability/scenic_highways/ index.htm.

II. Agricultural Resources & Forest Resources

- ☒ City of San Diego General Plan.
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☒ California Department of Conservation (CDC), Farmland Mapping and Monitoring Program (FMMP), California Important Farmland Finder. Accessed on December 23, 2016. Available at: <http://maps.conservation.ca.gov/ciff/ciff.html>.
- ☒ City Zoning Map Grid Tile 41. Accessed on December 23, 2016. Available at: <http://www.sandiego.gov/development-services/zoning/pdf/maps/grid41.pdf>.
- ☒ San Diego County Williamson Act 2013/2014. Accessed on December 23, 2016. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/San_Diego_w_13_14_WA.pdf.
- ☐ Site Specific Report.

III. Air Quality

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- ☒ Regional Air Quality Strategies (RAQS) - APCD.

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997.
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- ☐ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

X City of San Diego Land Development Code Biology Guidelines.

X Site Specific Report: Biological Resources Letter Report for the Pacific Village Project. HELIX. December 14, 2016.

V. Cultural Resources (includes Historical Resources)

___ City of San Diego Historical Resources Guidelines.

X City of San Diego Historical Resources Sensitivity Map

___ City of San Diego Archaeology Library.

___ Historical Resources Board List.

___ Community Historical Survey.

X California Division of Mines and Geology, Geology of the San Diego Metropolitan Area, California, 1975.

___ Site Specific Report

VI. Geology/Soils

X City of San Diego Seismic Safety Study.

___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

X California Geological Survey (CGS, formerly the California Division of Mines and Geology [CDMG]), Fault-Rupture Hazard Zones in California. Special Publication 42.

X Site Specific Report: Geotechnical 40-Scale Rough Grading Plan Review, "Pacific Village" City of San Diego, California. LGC Geotechnical, Inc. January 18, 2016.

VII. Greenhouse Gas Emissions

X City of San Diego Climate Action Plan, 2015.

X Site Specific Report: CAP Consistency Checklist Submittal Application for Pacific Village. No Date.

VIII. Hazards and Hazardous Materials

___ San Diego County Hazardous Materials Environmental Assessment Listing.

___ San Diego County Hazardous Materials Management Division.

___ FAA Determination.

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.

X Airport Land Use Compatibility Plan (ALUCP); San Diego Airport Land Use Commission (ALUC), Marine Corps Air Station Miramar ALUCP. 2011.

X Very High Fire Hazard Severity Map. Available at: <http://www.sandiego.gov/fire/services/brush/severityzones.shtml>.

X Site Specific Report: Geotechnical 40-Scale Rough Grading Plan Review, "Pacific Village" City of San Diego, California. LGC Geotechnical, Inc. January 18, 2016.

IX. Hydrology/Water Quality

___ City of San Diego General Plan.

___ Flood Insurance Rate Map (FIRM).

___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

___ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X San Diego County Tsunami Inundation USGS 24K Quads.
[http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/San Diego](http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/San_Diego).

X City of San Diego Flood Mitigation Plan. URS. June 15, 2007.

X Site Specific Report: Storm Water Quality Management Plan (SWQMP) for Pacific Village. Latitude 33 Planning and Engineering. Revised through September 2016.

X. Land Use and Planning

X City of San Diego General Plan.

X City of San Diego General Plan Programmatic Environmental Impact Report (EIR), 2008.

X Rancho Peñasquitos Community Plan.

___ Airport Land Use Compatibility Plan.

X City of San Diego Zoning Maps.

___ FAA Determination.

___ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997.

XI. Mineral Resources

___ City of San Diego General Plan Programmatic Environmental Impact Report (EIR), 2008.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

- ___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- XII. Noise**
- X City of San Diego General Plan.
- X Rancho Peñasquitos Community Plan.
- ___ San Diego International Airport - Lindbergh Field CNEL Maps.
- ___ Brown Field Airport Master Plan CNEL Maps.
- X Marine Corps Air Station Miramar CNEL Maps.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- X Site Specific Report: Noise Study, Pacific Village Residential Development. Ldn Consulting, Inc. January 10, 2017.
- ___ California Department of Transportation (Caltrans) 2013. Transportation and Construction Vibration Guidance Manual. September.
- XIII. Paleontological Resources**
- X City of San Diego Paleontological Guidelines.
- ___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- XIV. Population / Housing**
- X City of San Diego General Plan.
- X Rancho Peñasquitos Community Plan.
- ___ Series 11 Population Forecasts, SANDAG.
- ___ Other:

XV. Public Services

- X City of San Diego General Plan.
- X Rancho Peñasquitos Community Plan.
- X Correspondence with Sandi Burgoyne. Poway Unified School District. June 9, 2016.

XVI. Recreational Resources

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Department of Park and Recreation.
- ___ City of San Diego - San Diego Regional Bicycling Map.
- ___ Additional Resources:

XVII. Transportation / Circulation

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ San Diego Region Weekday Traffic Volumes, SANDAG.
- X Site Specific Report: Transportation Impact Analysis Pacific Village. Linscott Law and Greenspan Engineers. January 27, 2017.

XVIII. Utilities

- X Site Specific Report: Water Supply Assessment Report Pacific Village Project. City of San Diego Public Utilities Department. Prepared November 2016.
- X Site Specific Report: Waste Management Plan. HELIX. Prepared September 2016.

THIS PAGE INTENTIONALLY LEFT BLANK